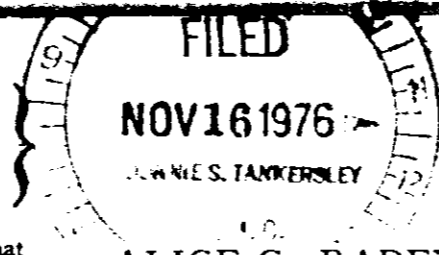


Unit # 31 University Ridge Cond.
Greenville S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



VOL 1046 - 205

KNOW ALL MEN BY THESE PRESENTS, that

ALICE C. BADENOCH

For True Consideration See All Part

39 Page 1335

in consideration of the sum of One (\$1.00) Dollar and love and affection-----
and assumption of mortgage described below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOHN BYRNE BADENOCH, his heirs and assigns forever:

Unit No. 31, in University Ridge Horizontal Property Regime, as shown on the plat thereof recorded in the Office of the R. M. C. for Greenville County in Plat Book 5-F at Pages 55 and 56.

This conveyance is subject to the provisions of the Master Deed establishing University Ridge Horizontal Property Regime, recorded in the Office of the R. M. C. for Greenville County in Deed Book 1000, at Page 128.

This is the same property conveyed to the Grantor herein by deed of GREERCO, INC. dated June 13, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1091, at Page 175.

Grantee assumes and agrees to pay that certain Note and Mortgage given to Carolina Federal Savings and Loan Association on June 13, 1974, with an outstanding principal balance of \$11,492.13, which mortgage is recorded in the Greenville County R. M. C. Office in Mortgage Book 1313, at Page 603.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 10 day of November, 1976

SIGNED, sealed and delivered in the presence of:

Alice C. Badnoch (SEAL)

Joseph J. Bayfield
Paul A. Melrose

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10 day of November 1976.

Paul A. Melrose (SEAL)
Notary Public for South Carolina.

Joseph J. Bayfield

My commission expires 7/16/80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER - NONE REQUIRED
GRANTOR IS A WOMAN

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

_____ day of _____ 19 _____

(SEAL)

Notary Public for South Carolina.

My commission expires _____

RECORDED this _____ day of NOV 16 1976 19 _____ at 11:30 A. M., No. 13194

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